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ABSTRACT

A program was undertaken to provide hands-on training to high school students enrolled in building trades programs. Students would plan and construct dwellings that would eventually be turned over to the local community services agency to be offered as rental units to low- and moderate-income senior citizens. The initial project was a one-story home designed and built as a multiperson dwelling suitable for up to eight residents. Students in the school's drafting and design programs developed a scale model of the dwelling, after which an architect drew up plans for the actual house. After several advisory board meetings, materials and supplies were ordered for the initial phase of construction. (A complete breakdown of the hours spent in designing and constructing the house is attached to this report.) (MN)

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FINAL REPORT

OF

SENIOR CITIZENS PROJECT

1984-85

SOMERSET COUNTY VOCATIONAL & TECHNICAL SCHOOLS
P.O. BOX 6350
NORTH BRIDGE STREET & VOGT DRIVE
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Project Director
David T. D'Alonzo
Principal

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85-132-SEMG-582

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This project reported herein was conducted pursuant to a contract from the New Jersey Department of Education, Division of Vocational Education and Career Preparation. It was funded under Section_____of Public Law 94-482.

Project Duration:

9/1/84
Beginning Date

6/30/85
Ending Date

The Contractors undertaking this project were encouraged to express fully their judgments in professional and technical matters. Points of view or opinions do not, therefore, necessarily represent official funding agency positions or policies.

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IDENTIFICATION NO. SEMG -582 AMOUNT FUNDED $15,000

FUNDED UNDER SECTION SUBPART 3 OF P. L. 94-482

PROJECT TITLE: Senior Citizens Housing Project

LEGAL NAME OF APPLICANT DISTRICT, INSTITUTION OR AGENCY: Somerset County Vocational-Technical School

ADDRESS: North Bridge Street and Vogt Drive

Bridgewater ZIP CODE: 08807

PROJECT DIRECTOR: David D'Alonzo

TELEPHONE NUMBER: (201) 526-8900
(Area Code)

ABSTRACT

DESCRIPTION OF PROJECT

(Use this sheet and no more than one other to type in single-spaced form a statement of project objectives, procedures to be followed, state and local priorities emphasized and the expected contribution of the project to vocational education.)

There exists a real need for actual on site construction experience for carpenters, electricians and plumbers to provide the competitive edge of quality, time scheduling, costs and acceptance. We will offer our services to non-profit organizations to undertake such construction projects. Our initial project is a Senior Citizen Housing Project which will function as a residence for up to eight individuals. The sketch and model have been developed by our Drafting and Design students and is unique in that the structure is to be constructed so that it is completely accessible to the handicapped. Each bedroom will have its own bathroom which will be designed with commode and bath facilities which will accommodate a wheelchair.

Students will employ their skills in a real work situation under a variety of conditions. Their work will be inspected and approved by building code officials. The students will be working with retired tradespersons where valuable knowledge will be gained through the sharing of experiences and expertise. We experience a shortage of on campus space, a project such as this would allow us to expand our "classroom" to the job site thus allowing more productive hands-on education.

NEED

This proposal offers a unique approach to problem-solving. The concept of "off-site" construction projects for students at Vocational-Technical School is an approved one. The need for low and moderate senior citizen housing is well documented. The feeling of isolation on the part of many of our elderly is well known and has led to efforts to establish communal living and programs that cross age barrier.

This proposal brings together several elements of our society to meet these needs. Not only will this effort result in much needed housing, but the inter-generational activity involved in the project is expected to have lasting impact. The concept of young students building housing for senior citizens can help to eliminate the separation that so often exists between the young and the old.

PROBLEM

To develop a course of study to allow for the construction of a multi-person dwelling for senior citizens built by the students of Somerset County Vocational Technical High School.

OBJECTIVES

The Somerset County Vocational/Technical School has its campus in Bridgewater Township immediately adjacent to this Sixth Avenue Re-development project. Part of the course of study for students at the Vo-Tech enrolled in the building trades is the construction of a fully-functional one-story, one-bedroom house, built to State and Federal standards. This is a three year project involving a significant number of students. Upon completion of the unit it is dismantled and the salvagable portion reused.

The project described in this proposal will be a one-story home designed and built as a multi-person dwelling. Each unit will consist of four bedrooms each with own bath, shared kitchen and living space. The entire home will be barrier free to accomodate any handicapped persons. Planning and construction will be done, to the maximum degree possible, by students of the Somerset County Vocational-Technical School with the design publicized for replication and made available to interested sponsors.

It is the hope of those involved with the project that private industry will help to bridge the costs between the monies applied for in this grant and the actual cost of construction. It is also the intent of this group to invite the Construction Trade Union to become involved in whatever way possible.

Upon completion, a unit would be turned over to Bridgewater Community Services, Inc. to be offered as a rental unit to low and moderate income elderly as part of the existing 202 project.

RELATED RESEARCH

Somerset County has an elderly population of over 28,000. Based on the 1980 census, the N.J. Division on Aging projects a need for 2,799 units of low and moderate income housing for eligible elderly. To date, plans are underway throughout the County for only 13 such units (see attachment #1).

The Board of Chosen Freeholders is dedicated to helping meet the needs of its citizens whenever and wherever possible. To this end, the following proposal is offered as an innovative approach to meeting the needs of several elements of the counties' population while involving County, Municipal and private bodies.

In 1982, with the support of Bridgewater Township, the Somerset County Board of Freeholders and many others, Bridgewater Community Services, Inc. applied to the U.S. Department of Housing and Urban Development for a direct loan under the 202 Program for Elderly Housing. These monies were to be applied to part of a 65 acre tract of land to be developed for the benefit of senior citizens and smaller families.

Because of the need and the suitability of this site for senior housing (see attachments #2 and #3), the application was approved in October of 1982.

The site is presently serviced by public water lines and sewers. A sewer ttrunk line called "Crossing No, 4" has recently been completed and would service the site, and water lines are located in North Bridge Street.

Sixth Avenue, Federal Drive and portions of Third, Fourth, and Seventh Avenues and Shasta Drive are paved. Portions of Seventh and Ninth Avenues and Everest and Shasta Drives are graded and improved. The remaining mapped streets have not been constructed.

The site is bounded on the east by North Bridge Street, which is an existing secondary road in the township. The improvement of a secondary road through the project area is planned to occur as part of the Bridgewater Commons redevelopment project.

The project goal of providing senior citizens housing on the site is compatible with the existing surrounding residential neighborhoods. In addition, the site is particularly well-suited for senior citizens housing as a result of its proximity to community services. The following community facilities are located in or within a half-mile radius of the site:

1. Somerset County Mental Health Center.
2. Somerset County-Bridgewater Township Library.
3. Bridgewater Township Post Office.
4. Neighborhood park and recreation center.
5. Somerset County Vocational-Technical School.

Located within one mile of the redevelopment area, the Bridgewater Township community pool provides extensive program for senior citizens. The pool is an indoor olympic-sized facility.

The Bridgewater Township Senior Citizen's Center is located on Somerville Road, about one mile from the area.

Somerset Hospital, which is a 380 bed facility, is located two miles of the site.

Somerset County College, located about five miles from the site, provides a variety of day and evening courses. The college is constructing a cultural arts center on campus.

Police and municipal facilities are located at the intersection of Garretson Road and Route 206, which is within one mile of the project area.

The project site is located within the Green Knoll Fire District, which emcompasses the central portion of the township. The Green Knoll Fire Department is located within one quarter of a mile of the redevelopment area. Green Knoll Rescue Squad services are located in a facility adjacent to the Fire Station.

As a result of its central geographic location, the site is serviced by existing public transit through the county office of transportation. There is a free bus route in operation which runs along North Bridge Street and goes to downtown Somerville, A nutrition center is presently in operation at the Washington School in Raritan which is two miles from the proposed location and door-to-door transportion is provided. There also is a dial-a-ride service operated by the township.

Procedures Used:

The advisory board met several times in the Fall to plan and design the dwelling. Since the dwelling was a prototype, a good deal of discussion went into the planning and design of the trainer. When the planning was completed, a scale model was constructed to help conceptualize the dwelling. The scale model helped the crafts involved in the construction of the project visualize the concept and proved very helpful in coordinating the construction of the dwelling. The model was constructed by students in a Drafting Shop. An architect drew prints for the dwelling and a variety of meetings were held.

Findings - The dwelling decided upon met all requirements and standards and was well received.

Interpretation of Findings - Materials and supplies were ordered for the initial phase of construction.

Dissemination Activities Planned - The Bridgewater Redevelopment Agency disseminates information at the regularly scheduled meetings.

Sex Bias and Sex Role Stereotyping -

Several years ago the Somerset County Vocational and Technical Schools embarked on an extensive and intensive campaign of increasing the availability of vocational and technical education to all segments of the community. Special emphasis has been given to increasing the total numbers of students participating in courses which are normally associated with a particular sex. A specially funded project called "New Directions" has been very successful in enabling more students to participate in non-traditional programs and in encouraging the re-entry of returning homemakers. A multi-media presentation entitled "Everything I Could Be" reinforces the idea of non-traditional employment roles and has been recognized nationally.

In addition to the above efforts, the Board Policy on Affirmative Action is quite explicit in procedures to be used in the elimination of any type of discrimination. The policy is available at any time for your review.
At the High School level females are presently enrolled in Auto Mechanics, Carpentry, Electronics and Dance.

Conclusions: The completed home will be a model for additional attempts of coordinating the activities of a multitude of agencies.

Recommendations - When involved in a multi-agency project with volunteer part-time staff, it is recommended that the schedule for completion of the project be extended to include sufficient time for planning, receiving of supplies and equipment, and unanticipated problems. Our initial schedule was unrealistic.

Senior Citizens Project

		Hours
I	Introduction	
	A. Purpose	5
	B. Management	
	1. Safety 2. Planning 3. Organizing 4. Control	
II.	Overview of Project	10
	A. Plans	
	B. Specifications	
	C. Cooperation between Tradesmen	
	D. Subcontract Portion	
	E. Project Supervisor	
	F. Project Goals	
III.	Site Preparation	20
	A. Plot Plan	
	B. Physical Inspection (Transit)	
	C. Setting Up Building Lines (Setbacks and Sidelines)	
	D. Excavation - Estimates, Cost	
	E. Setting Forms	
IV.	Preliminary to Framing	30
	A. Bracing Foundation	
	B. Setting Girder	
	C. Ladder Safety	
V.	Framing	50
	A. Sidewalls, Ceiling Joists and Rafters	
	B. Framing Layout as per Plan	

		Hours
V.	Framing (Continued)	
	C. Sheathing	
	D. Soffit Framing	
VI.	Shell Miscellaneous	60
	A. Installing Fascia, Soffit	
	B. Installing Exterior Woodwork	
	C. Installing Roof	
	D. Installing Siding	
VII.	Roughing In	70
	A. Plumbing - Rough Waste, Set Water Lines, Set tub, etc.	
	B. Electrical	
	C. Heat	
VIII.	Inspections	15
	A. Sanitary Engineer	
	B. Underwriters (Nat. Elec. Code)	
	C. Local Code (Electrical)	
	D. P.S. (temporary)	
IX.	Interior Work	70
	A. Insulation	
	B. Sheetrock	
	C. Wallboard Finishing	
	D. Interior Wood Trim	
	E. Install Interior Windows and Doors	
	F. Install Tile	

		Hours
X.	Finalize	60
	A. Plumbing - Fixtures, Tests, etc.	
	B. Heating - Fire Unit	
	C. Electrical - Fixtures and Inspection	
	D. Sewer, Water and Gas Tie-in	